

oulsnam



96 Drayton Road, Kings Heath, B14 7LR

Offers in excess of £325,000

EPC: TBC

A NICELY PRESENTED TERRACED PROPERTY providing an excellent opportunity for first time buyers or investors. The property comprises of a Vestibule, Hallway, Two Reception Rooms, Extended Breakfast Kitchen, Two First Floor Bedrooms, Family Bathroom, Second Floor Bedroom and Rear Garden. Energy Performance Rating: TBC. Council Tax Band: B.

LOCATION:

Drayton Road is situated in Kings Heath, a suburb of south Birmingham, five miles south of the city centre. It is the next suburb south from Moseley on the A435. Kings Heath is a very popular area which grew around the High Street where there are many independent restaurants, cafes and shops plus an excellent bus and train service in and out of the city centre, including the newly built Kings Heath Train Station. The area is also best known for its wide range of outstanding primary and secondary schools.

HOW TO GET THERE: Enter into Sat Nav: B14 7LR.

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

This charming three-bedroom terraced property boasts generous living accommodation and an extended breakfast kitchen, making it an ideal family home.

Upon entering the property, you are welcomed by a hallway providing access to both reception rooms. The front reception room features an attractive bay window with a charming window seat, creating a lovely space to relax. The second reception room benefits from patio doors opening onto the rear garden, double doors leading through to the kitchen and a separate door providing access to the staircase leading to the first floor.

The extended kitchen offers an excellent breakfast kitchen space, with a range of storage units, an integrated cooker, hob and extractor fan, alongside space for a washing machine and fridge freezer. Velux windows allow natural light to flood the room, while a further door provides convenient access to the rear garden.

To the first floor, there are two well-proportioned bedrooms, one of which benefits from a built-in storage cupboard. The family bathroom is fitted with a WC, floating wash hand basin and a bath with shower over.

The second-floor bedroom is particularly generous in size and offers attractive character features, including Velux windows and a feature fireplace, creating a bright and characterful space.

Externally, the rear garden begins with a pebbled area, leading to a lawned section at the rear, bordered by mature shrubbery. The garden further benefits from rear gate access.

Combining charming period features with versatile living accommodation and an extended kitchen, this property offers a wonderful opportunity for buyers seeking a characterful home.

GENERAL INFORMATION:

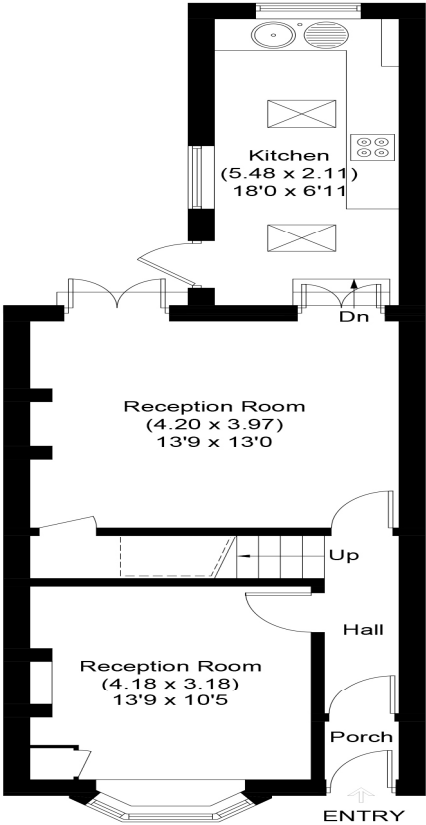
Services: Central heating to radiators is provided by a boiler located in the kitchen.

Tenure: The agent understands the property is freehold.

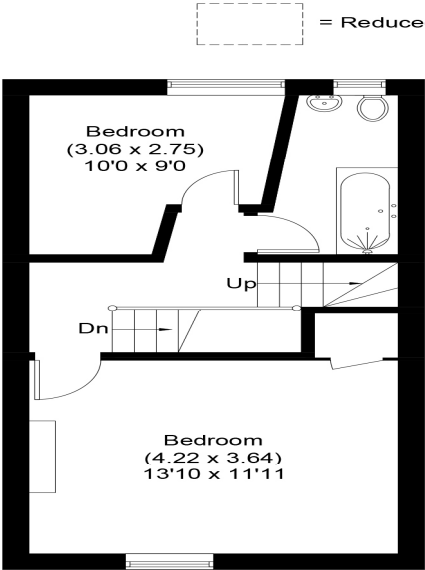
- Hallway
- Reception Room
- Reception Room
- Breakfast Kitchen
- Bedroom
- Bedroom
- Bathroom
- Bedroom

Drayton Road

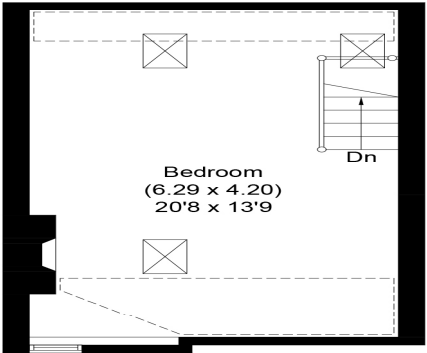
Approximate Gross Internal Area
Ground Floor = 49.6 sq m / 534 sq ft
First Floor = 37.0 sq m / 398 sq ft
Second Floor = 26.7 sq m / 287 sq ft
Total = 113.3 sq m / 1219 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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